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LAND FOR SALE

5.50± Acres, Dickinson County, Iowa

OFFERED AT
\$25,000

Highlights:

- 5.50 acres of hay/pastureland with development or recreational potential
- The property includes a scenic creek
- Located on a paved road two miles north of Terril, Iowa

For additional information, please contact:

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Property Information

Directions to Property: Two miles north of Terril, Iowa on County Road A41 at the intersection of 210th Street.

Legal Description: Parcel "B", part of the Southeast Quarter of Section 33, Township 99 North, Range 35 West of the 5th P.M., Dickinson County, Iowa described in Plat of Survey filed of record on April 13, 2004 as Instrument No 04-02205.

Property Description: 5.50 acres of hay/pastureland with scenic Muddy Creek running through the property. Ideal for cattle grazing or hay production with future development or recreational potential. Located on a paved road two miles north of Terril, Iowa.

Farm Data:

Hayland	4.61 acres
Non-crop	0.89 acres
Total	5.50 acres

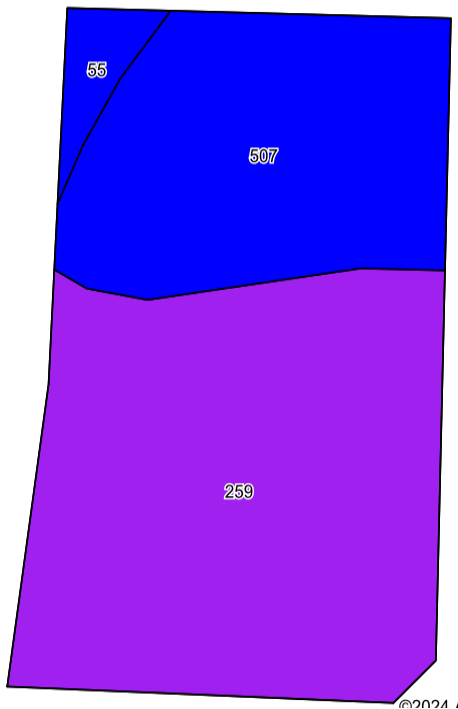
Taxes:

- \$52.00

Plat Map



Soil Map



Aerial Map



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class ^c	CSR2**	CSR	*n NCCPI Soybeans	
259	Biscay clay loam, 0 to 2 percent slopes	2.84	61.6%		llw	52	41	66	
507	Canisteo clay loam, 0 to 2 percent slopes	1.62	35.1%		llw	84	71	81	
55	Nicollet clay loam, 1 to 3 percent slopes	0.15	3.3%		lw	89	73	81	
Weighted Average						1.97	64.4	52.6	*n 71.8

**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"
 c: Using Capabilities Class Dominant Condition Aggregation Method

Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.